

**Applicant:** TP Paseo del Norte, LLC

**Agent:** Rio Grande Engineering

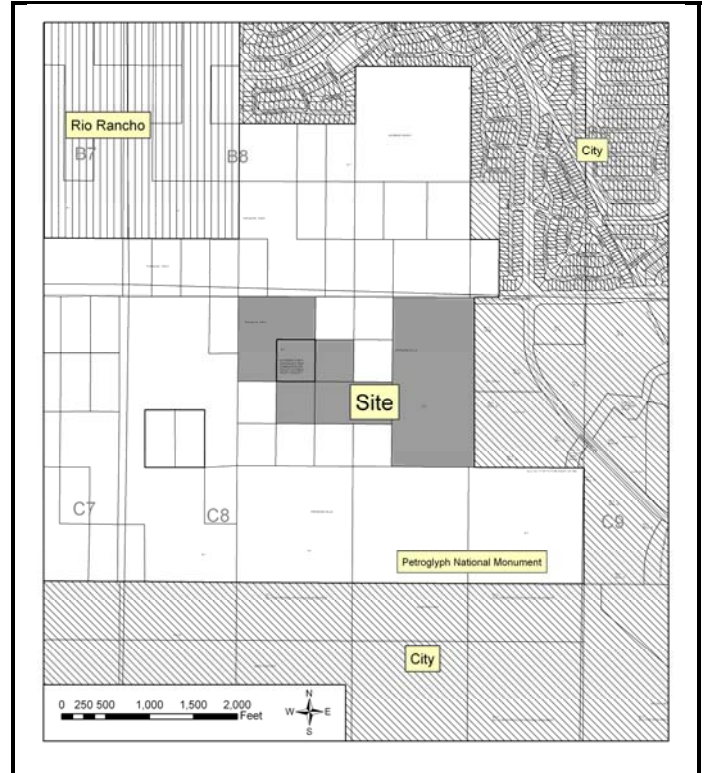
**Location:** South of Paseo del Norte  
west of Woodmont Ave. NW

**Property Size:** Approximately 80 Acres

**Existing Zone:** A-1

**Proposed Master Plan:** Volcano Vista Master Plan

**Recommendation:** Deferral



**Summary:** This request is for approval of a Master Plan to develop approximately 80 acres of land southwest of Ventana Ranch and south of Paseo del Norte. A portion of the property is adjacent to the Petroglyph National Monument. The plan is for residential and commercial development and a regional park.

**Staff Planner:** Catherine VerEecke, Program Planner

**Attachments:**

1. Application
2. Area and Land Use Maps
3. Master Plan (Commissioners only)

Bernalillo County Departments and other agencies reviewed this application from 7-29-08 to 8-11-08. Their comments were used in preparation of this report, and begin on Page 14.

**AGENDA ITEM NO.: 15**  
**County Planning Commission**  
**September 3, 2008**

SPR-80001 Rio Grande Engineering, agent for TP Paseo del Norte LLC, requests approval of the Volcano Vista Master Plan. The Master Plan covers approximately 80 acres which is located south of Paseo del Norte and west of Woodmont Avenue NW. The Master Plan proposes mixed use development including high, medium, and low density residential uses, commercial and industrial, and a regional park.

**AREA CHARACTERISTICS AND ZONING HISTORY**  
**Surrounding Zoning & Land Uses**

<b>Site</b>	<b>Zoning</b>	<b>Land use</b>
	A-1 Special Use Permit for Public Utility Facility	Vacant, water tank
<b>North</b>	A-1	Vacant
<b>South</b>	A-1	Vacant (Petroglyph National Monument)
<b>East</b>	SU-2 (Residential, City of Albuquerque)	Vacant
<b>West</b>	A-1	Vacant

## **BACKGROUND:**

### **The Request**

This request is for approval of a Master Plan to develop approximately 80 acres of land within unincorporated Bernalillo County to the south of Paseo del Norte and the southwest of Ventana Ranch. The property consists of six tracts of land within what is shown on the Zone Atlas as "Paradise Hills". The applicant owns 70 acres of the 80 acre request, and two other property owners have provided their consent for their properties to be included in the request.

The property is zoned A-1, although one five acre parcel has had a Special Use Permit for a Public Utility Facility (water tank). In 2006, this Special Use Permit was amended to add a concealed telecommunications facility (CSU-60030).

In 2004, a request was submitted for a Planned Development Area (Residential) for 54 acres of the subject property for a 233 lot residential subdivision (CSU-40041). The request was deferred several times and eventually was withdrawn when the ownership of the property changed.

### Current request and justification

The request is for a mixed use development with about 50 of the 80 acres to be devoted to residential use and 19 acres to be developed with commercial use, with approximately 10 acres of heavy commercial and 10 acres of commercial/office uses. The allocation of land uses is as follows:

- High density residential (apprx. 13.9 acres) – 10-20 du/ per acre, up to 277 dwellings.
- Medium density residential (apprx. 27 acres) – 3-5 du/acre, up to 134 dwellings.
- Low density residential (apprx. 8.8 acres) 1-3 dwelling units per acre, up to 26 units maximum.
- Commercial/Office – (apprx. 9.9 acres) - .3 FAR or apprx. 130,000 square feet building area
- Heavy commercial (apprx. 9.2 acres) - .3 FAR or 121,000 square feet building area
- Regional park/open space (apprx. 2.8 acres).

The agent states that the request will provide residential units of a variety of densities ranging from apartments and senior housing or assisted living to low density residential uses. It will also provide employment opportunities and retail services for the new residential development and existing residential areas to the east. There will be a centrally-located park and pocket parks located throughout the residential development connected by trails. The homeowners association will maintain the pocket parks and trails.

The agent states that the request for Master Plan approval is consistent with the goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Northwest Mesa Escarpment Plan, and Resolution 116-86. In particular, the agent argues that the request will comply with the Developing Urban Area designation by providing an overall residential density of up to five dwelling units per acre and a mixture of uses. He states it will provide adequate access as it is adjacent to Paseo del Norte and is adjacent to developing areas in the City of Albuquerque, including the Trails Subdivision and the Volcano Heights Master Plan Area. It is also designed with low density residential development adjacent to the Petroglyph National Monument. According to the agent, the request is consistent with the Westside Strategic Plan's North Mesa Community Area as it provides a framework for the ordered development of the area.

The request also includes the following:

Design Standards and general guidelines for parks, trails, commercial development, and residential development. Landscaping standards are included for commercial and residential uses. R-1 setbacks will be followed and there will be a required 40 foot setback along the southern boundary of the development and the Petroglyph National Monument.

Transportation – the Transit and Land Use Plans submitted by the applicant suggest that the main access to the development will be from the as yet undeveloped Del Oeste Blvd. which accesses Paseo del Norte to the north. That intersection would be signalized associated with the proposed development. The plans include one major collector road and two smaller major local roadways and show walkways and paths leading to the proposed regional park and shopping area. The plans also suggest that there will be an access to the Trails Subdivision to the east.

Drainage – the plans include a topographic map with general drainage flows for the vicinity of the site. The plan indicates the flow of drainage will be towards the Trails subdivision.

Utilities – the Plan shows proposed water and sewer main lines on the property. The agent states that the sewer and water lines will connect to those in the Trails Subdivision to the east of the subject property.

### **Surrounding Land Uses and Zoning**

The subject property is located in a relatively open, undeveloped area in the northwest portion of the Metropolitan Area within a section of unincorporated Bernalillo County between the City of Albuquerque and the City of Rio Rancho. All properties within the County are zoned A-1 and consist mainly of large unplatted tracts of land ranging from 5 to 60 acres. Most of these properties are vacant. To the southeast of the subject site is a hilly escarpment area known as the Northern Geological Window of the Petroglyphs, which is part of the Petroglyph National Monument.

Residential development has taken place to the east of the site within the City of Albuquerque. The Ventana Ranch Community has expanded to within about 500 feet from the subject site on the north side of Paseo del Norte. Development in the proposed Trails Subdivision to the east has extended to an area about 2600 feet from the site, although it appears that this subdivision may eventually develop up to the east boundary of the subject site.

In March 2008, the Board of County Commission approved a Special Use Permit for Excavating, Removing, Processing, Stockpiling and Distribution of rock and gravel on a 10 acre tract of land located about 1000 feet south of Paseo del Norte to the southeast of the subject site (CSU-70020). The Special Use Permit was granted for a two year period to allow the land to be returned to its natural state.

## **Albuquerque/Bernalillo County Comprehensive Plan**

**Section 1 (Land Use) Open Space Network** – “the Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.”

**Policy a** states that “Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following specific purposes:

- conservation of natural resources and environmental features
- provision of opportunities for outdoor education and recreation
- conservation of archaeological and resources
- provision of trail corridors
- protection of the public from natural hazards

**Policy c** states that “development in or adjacent to the proposed Open Space network shall be compatible with open space purposes.”

**Section 4 (Developing Urban and Established Urban Area).** The site is located in the Developing Urban Area as delineated in the Albuquerque/Bernalillo Comprehensive Plan. The principal Goal for the area of the Comprehensive Plan is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment.

**Policy a** states that “The Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre.”

**Policy b** states that “Developing Urban shall be subject to special requirements for low-density holding zones to allow for sector planning, special design requirements, and phasing of infrastructure in keeping with capital improvements priorities.”

**Policy c** states “Where needed to guide more detailed planning, major portions of the Established Urban Area and Developing Urban Area and adjacent Plan map areas shall be formed into districts for rank two area planning.”

**Policy d** states that “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.”

**Policy e** states, “New growth shall be accommodated through development of areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be assured.”

**Policy f** states that “Clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged.”

**Policy g** states “Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.”

**Policy i** states that “Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.”

**Policy j** states that new commercial development in Developing Urban areas should generally be located in existing commercially-zoned areas.

**Policy k** states that “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation operations.”

**Policy l** “states that Quality and innovation in design shall be encouraged in all new development design shall be encouraged which is appropriate for the plan area.”

**Policy m** “states that Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”

#### **Air Quality**

The Goal is to improve air quality to safe guard public health and enhance the quality of life.

**Policy g** states “Pollution from particles shall be minimized.”

- “Use vegetation, landscaping and other erosion control techniques to minimize dust pollution especially from construction sites.”
- Modify the Development process manual to expand requirements for top soil disturbance permits and dust control plans for excavations greater that  $\frac{3}{4}$  acre; monitor and strictly enforce the existing regulations regarding airborne particulates.”

#### **Developed Landscape**

The Goal is to maintain and improve the natural and the natural and the developed landscapes’ quality.

**Policy a** states that “The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.”

**The Centers and Corridors Plan Map** (adopted in 2002) within the Albuquerque/Bernalillo County Comprehensive Plan shows the subject property as about one mile from a Community Activity Center,’ namely the CNM (Central New Mexico Community College Center at Universe Blvd. and Irving Blvd. (see Attachment 2—Maps).

### Activity Centers

The Goal is to expand and strengthen concentrations of moderate and high-density mixed use land use and social/economic activities which reduce urban sprawl, auto travel needs, and service cost, and which enhance the identity of Albuquerque and its communities. The Plan identifies four types of Activity Centers, which are shown on the Centers and corridors Map. These are: 1) major activity centers; 2) community activity centers; 2) specialty activity centers; neighborhood activity centers; and 4) rural village activity centers. Community Activity Center, which appears to apply to this development, normally has a core area of 15-16 acres plus contributing uses and has a high concentration of commercial and entertainment uses, in addition to community-wide services, civic land uses, employment, and the most intense land uses in the area. It would serve an area of up to three miles and include a variety of uses such as schools, religious facilities, educational facilities, senior housing, medium density residential, and entertainment.

**Policy 7.a** (Activity Centers) states "Existing and proposed Activity Centers are designed by a by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost effectiveness of City services. Each activity center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation."

**Policy 7.e** states new Activity Centers are designated and added to the Comprehensive Plan through local government review and approval based on specific criteria.

**Policy 7.h** states "Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged."

### **West Side Strategic Plan**

The West Side Strategic Plan was adopted by the Board of County Commissioner's in April 1998. The subject property is located in the North Mesa Community in the Plan. The Plan notes that this is a difficult area to develop due to the prevalence of a large number of lots under individual ownership.

The Plan states "This area is approximately 4,516 acres in size which presents a considerable challenge for redevelopment of the area. For strategic purposes, the North Mesa area has been assumed to eventually build out as a Planned Community, which would result in a population of approximately 28,000 and 9,500 housing units at full build out."

**Policy 3.70** states that "Bernalillo County shall develop a strategy for future development of the North Mesa Community. As a large area located on top of the mesa, it shall be developed within the framework of the Planned Communities guidelines."

**Policy 4.71** states that "for strategic planning purposes, the North Mesa area has been assumed to eventually build out as a Planned Community, which would result in a population of approximately 28,000 and 9,500 housing units at full build out."

### **Northwest Mesa Escarpment Plan**

The Northwest Mesa Escarpment Plan was adopted by the Bernalillo County Board of County Commissioners in March 1988. The Plan establishes governing concepts and policies which recognize the importance of the escarpment and adjacent areas to the community. The subject property is located in the area designated "View Area," which is private land located as far west as the volcanoes, north to Paseo del Norte, and east to about 1000 feet from the base of the escarpment face near Unser Blvd. The View Area is subject to design regulations for areas which affect views from a distance to enhance the overall character of the area. Policies for the View Area include the following:

- 20-1 Structures within the View Area shall blend in with color of the area.
- 20-2 Color of exterior surfaces (including roofs) of commercial and multi-family structures shall be from the Approved Color List trim (up to 25% of surface area) excluded.
- 21 Structures shall not dominate views of the escarpment.
- 21-1 Structure height maximum 40'0".

### **ANALYSIS:**

#### **Surrounding Land Use and Zoning**

This request is for a Master Plan for an 80 acre tract of land to be located to the southwest of Ventana Ranch and south of Paseo del Norte. Although development has taken place within the City of Albuquerque limits about 500 feet to the northeast in Ventana Ranch, development to the east of the site is has reached only about one-half mile away in the Trails Subdivision. Thus far, the area of the unincorporated Bernalillo County in which the property is found has not had any development and continues to have A-1 zoning.

The current request includes 50 acres for single family residential, 27 acres for commercial and 2.6 acres for parks and recreation, and 1.4 acres for a utility. Only limited details are provided for these land uses, other than the general lay out of land uses for the site as shown in the Proposed Land Use Plan, and only limited information is provided about adjacent land uses. The total number of acres allocated to land uses only adds up to 71.3 acres while the request is for 80 acres. Without this information it is difficult to assess the compatibility of the land uses proposed in the Master Plan with those existing and proposed uses nearby the site. No justification is provided for the proposed residential density with a large percentage of high density units (63.4% of residential) and commercial uses (24% of the site).

**Master Plan--Allocation of land use**

	Acres	% of site	Max. # residential units	% residential
High density (10-20 du/acre)	13.9	17.3	277	63.4
Medium density (3-5 du/acre)	27	33.8	134	30.7
Low density (1-3 du/acre)	8.8	11.0	26	5.9
Heavy Commercial	9.2	11.5	N/A	
Light commercial/office	9.8	12.5	N/A	
Park	2.6	3.3	N/A	
total	71.3		437	

General design standards have been provided for the proposed development. However, they



do not appear to address the land use variations or possible neighborhood variations identified for the plan. Although the notes for the Land Use Plan suggest variations in residential uses, these are not explained in the Plan nor is there an explanation for how these may be achieved through zoning actions. Thus, it is difficult to assess the compatibility of the proposed land uses with those of the surrounding area.

## Plans

### Comprehensive Plan

The property is currently zoned A-1 with all 80 acres in the Developing Urban Area. Based on the materials submitted, the request appears not to comply with the Comprehensive Plan goals and policies.

The principal Goal for the Developing Urban Area of the Comprehensive Plan is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment. It is not clear from the request how the development would meet this goal, as limited information on these areas (e.g., housing, work areas, built environment) is provided.

Policy a (Developing Urban Area) states that “The Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre.” The information on residential density for the site is limited to three general types of housing and densities for a total of 437 dwelling units per acre for a minimum density of 5.5 dwelling units per acre. This residential density exceeds that prescribed by the Comprehensive Plan, as shown in the following table.

#### **Allowable Residential Density (easement included)\***

<b>Comprehensive Plan Designation</b>	<b>Gross Acres</b>	<b>Units/acre (per Plan)</b>	<b>Number of units (Maximum)</b>	<b>Proposed (Maximum)</b>	<b>Proposed Units/acre</b>
Developing Urban	80	5	400	437	5.5

\* The Comprehensive Plan recommends that easement not be included, but since the request does not provide acreage for easement, the gross acreage is used in this calculation. The plan also does not account for mixed (commercial and residential uses).

As shown in the above table, if following the density prescription of the relevant Comprehensive Plan area, a maximum of 400 dwelling units would be allowed. The request is for a maximum of 437 residential units, which exceeds the maximum number allowed if complying with the Developing Area policies for density. In addition, if the easements and right-of-way areas are removed from the land use plan, as recommended by the Comprehensive Plan, the gross density of the site would be even higher. Further, if the residential area is considered separate from commercial areas the density would be more than nine dwelling units per acre.

The request also conflicts with other policies of the Comprehensive Plan for the Developing Urban Area. Contrary to Policy e, the subject property does not appear to be contiguous to existing or programmed urban facilities, and it is not clear from the Master Plan how this

development would relate to existing or future development in the area. It also conflicts with Policy j that states that new commercial development in Developing Urban areas should generally be located in existing commercially-zoned areas.

The request also conflicts with the Centers and Corridors Plan, which does not designate this site as a commercial area or activity center. Activity areas are designated nearby the CNM site, within the Double Eagle II airport, and within the undeveloped Quail Ranch. It appears that this request, based on the area proposed for commercial uses (more than 20 acres) would fall under 'Community Activity Center' as discussed in the Centers and Corridors Plan, which may be too intense for the subject site. In addition, the recently-adopted City of Albuquerque Volcano Heights Sector Plan includes a large multi-use Town Center to be located about 1.5 miles to the east of the subject property and several commercial nodes throughout the Sector Plan area, one of which would be within 1000 feet of the subject property. Further, the Sector Plan attempts to keep most of the area nearby the Petroglyph National Monument with low density, rural development (similar to A-1 zoning in unincorporated Bernalillo County).

The Westside Strategic Plan states that the area of the site (North Mesa Service Area) should develop with a Planned Community of 9,500 housing units at full build out. It is not clear from the materials submitted how this 80 acre Master Plan would fit in with this Service Area.

In summary, more information is needed on the specific land uses and densities for the master with reference to their compliance with the Comprehensive Plan goals and policies. It appears that the proposed residential density for the site 5.5 dwelling units per acre may exceed that allowed by the Comprehensive Plan and that the proposed commercial area is not consistent with the general plans for the area. It also appears that the proposed land uses may be too intense and densities may be too high for the particular area nearby the Petroglyph National Monument.

### **Bernalillo County Zoning Ordinance**

The property is currently zoned A-1, which allows agricultural-type uses and single family residential uses at one dwelling unit per acre, while the Master Plan proposes mixed uses and a higher residential density than allowed by the existing zoning. It is not clear from the Master Plan submittal how the development will relate to Bernalillo County Zoning and Development Review processes. The agent has submitted a response to Resolution 116-86, which is used for evaluating zone change and Special Use Permit applications and appears to be inappropriate for the evaluation of a Master Plan.

Information and justification should be provided on the types of zoning to be sought for the properties, for instance, residential or commercial zoning under existing County Zones, such as R-1, C-1, or M-1, or under Special Use Permits. In addition, information on setback or other restrictions or design elements, together with landscaping and parking requirements or standards, should be further explained and justified as part of the request. At present, the only specific reference made to building setbacks are for residential development which is proposed with setbacks similar to R-1 zoning, when it appears that a greater variety of setback

requirements would be needed associated with different densities and to adding character and quality to the proposed development.

Design guidelines included in the request are minimal and appear mainly to provide general covenants for single family residential developments rather than provisions for the different land uses proposed within the master plan that would create an integrated development.

### **Agency Comments**

County staff and agency representatives have noted numerous issues with the request, related to the Plan's lack of detail and feasibility in certain areas, such as water and sewer services, utilities, grading and drainage, transportation, cultural resource management, parks, and open space. Staff has also noted inconsistencies regarding the acreage of the site and the purpose of the application, namely if it is for a Special Use Permit, zoning, or a Master Plan.

Water and Sewer Availability and Usage. Public Works (Hydrology) and Environmental Health comments indicate that the applicant has not demonstrated they are available to the proposed development. The applicant must provide a Water and Sewer Availability Statement from New Mexico Utilities or the Albuquerque/Bernalillo County Water Utility Authority demonstrating availability and serviceability for the site, although a letter from New Mexico Utilities submitted with the application states indicates in support for the project. County staffs' comments state that a more detailed utility plan is needed, water rights must be demonstrated, and a water conservation plan meeting the requirements of Bernalillo County is required.

Terrain Management. Several departments (Public Works, Environmental Health, Parks and Recreation, City Open Space) note that there are issues with the terrain of the subject property that could be impact the proposed development. The issues include the existing topography, waterways, and basalt outcrops on the property. A plan should be provided about how these existing features will be accommodated in the development plan.

Grading and drainage. Public Works (Drainage) comments state that the information provided is not acceptable. A more detailed conceptual grading and drainage plan is required for the development.

Transportation. A Traffic Impact Study is required by Bernalillo County Public Works, including a phasing schedule for improvements. New Mexico Department of Transportation and the City of Albuquerque (Transportation Development) also request a review of the traffic study. A more detailed plan for access and internal roads is required.

Parks and Open Space. County Parks and Recreation, City Open Space, and City Planning staff indicate that information in the plan for the proposed park and for the relationship of the development to the adjacent Petroglyph National Monument is insufficient. There are contradictions in the application and plans regarding the park/open space area in center of the development in terms of the use and acreage. More information should be provided regarding the proposed pocket parks, walkways, trails, and linkages with the monument. A bike trail is also shown on Paseo del Norte on the Long Range Street for the Metropolitan Area but is not included in the plan.

Zoning. The Zoning Administrator's comments note that setback and other zoning requirements are limited to those of R-1 zoning. The comments suggest that information (zoning, design, pedestrian walkways) for other land uses should be provided. Land uses within the proposed categories should be clarified along with the associated zoning actions for their approval. It would appear that R-1 zoning would be inappropriate for a majority of the proposed residential uses and densities, and C-1 or C-2 zoning would allow a number of uses that would be inappropriate or too intense for the general area of the site.

Vicinity Map and Land Use Map and Data

There are several inconsistencies with the vicinity map and land use map and data provided with the application. First, property is not clearly indicated or is shown incorrectly on several vicinity maps or plans for the property. Second, the acreage of the property and the individual land uses must be clarified. Third, it is not clear how the water tank existing on the subject property fits in with the proposed development. Finally, the applicant must clarify the location of the parcels in the request and the associated UPC numbers and legal descriptions.

**Analysis Summary**

<b>Zoning</b>	
Resolution 116-86	N/A
Requirements	Provide information for zoning (area requirements, setbacks, landscaping, parking)
<b>Plans</b>	
Comprehensive Plan	Not consistent with goals and policies for Developing Areas. Residential density exceeds that allowed by the Comprehensive Plan. Commercial development appears to be inappropriate or too intense for the specific area of the site, per the policies and Centers and Corridors Plan.  Request appears not to be consistent with the open space area (Petroglyph National Monument) to the south of the subject site.
Area Plan	It is not clear how the request complies with the Westside Strategic Plan.
<b>Other Requirements</b>	
Environmental Health	Provide water and sewer availability statement, mosquito control plans; note inconsistencies in the plan in such areas as acreage, water tank, utilities, topography, height of structures, water budget.
Public Works	Provide grading and drainage and stormwater retention plan, traffic impact study, access and road plan, water and sewer availability statement, water rights, conservation plan.
Parks and Recreation	Provide more information on parks and trails. Additional area for bike trail along Paseo del Norte needed.

**Conclusion**

This request is for a Master Plan for a property that totals 80 acres in the unincorporated area of Bernalillo County to the south of Paseo del Norte and southwest of Ventana Ranch. Since there currently are no Master Plan criteria for unincorporated Bernalillo County, the applicant must demonstrate consistency with the Comprehensive Plan and sector or area plans and must meet the requirements of County departments and other outside agencies.

Staff and agencies have noted a numerous inconsistencies and deficiencies with the current request, including a lack of sufficient information and plans for such areas as zoning, grading and drainage, terrain management, water and sewer availability, utilities, water conservation, roads and transportation, and parks and open space. In addition, no acceptable justification for the request and the proposed land uses and densities is provided, particularly with reference to the Comprehensive Plan goals and policies for the Developing Area that cover the request and the Comprehensive Plan Centers and Corridors Map. More information and justification is also needed as regards residential density and the proposed land uses and their relationship to the surrounding area and planning, as well as the design, character, and quality of the proposed development. It also appears the proposed uses and densities are inappropriate for this location nearby the Petroglyph National Monument.

**RECOMMENDATION:**

DEFERRAL of SPR-80001.

Catherine VerEecke  
Program Planner

**BERNALILLO COUNTY DEPARTMENT COMMENTS**

Building Department:

07/30/08: BUILDING AND ALL RELATED APPLICABLE TRADE PERMITS SHALL BE OBTAINED FOR ALL CONSTRUCTION. ALL REQUIRED INSPECTIONS SHALL BE MADE AND APPROVED THROUGH THE PERMITTING PROCESS.JS

Environmental Health:

Office of EH Comments

1. Provide a water and sewer availability or serviceability statement from NM Utilities or ABCWUA that addresses the complexity and the content [buildings, structures, water usage, wastewater [flow] of this Master Plan submittal.
2. Mosquito Control plan required for on-site ponding.
3. Air Quality Permits required for fugitive dust at time of development.
4. Provide a Master Utility plan as relating to the proposed connection with the Trails Development to the east. This shall include water and sewer infrastructure composition.
5. A disparity exists in the acreage annotated in the application and depicted in this Master Plan submittal. Provide correct acreage.
6. A water consumption budget is required for the determination of commitment from the water provider.
7. Disparity with NM Utilities property exists with this plan. NM Utilities has endorsed this Master Plan; however the applicant doesn't show the NM Utilities water reservoir in the Plan.
8. Possible blasting permits may be required at time of development. Depth to bedrock is only a few feet from the surface.
9. Terrain management plan for ephemeral waterways and rock outcroppings.

Page Comment

1. Cover Sheet No comment
2. Design Standards, Parks, Schools A. Check spelling. B. Parks are required to have a mosquito control plan; a water budget; low flow water use fixtures installed throughout the irrigation system; safety plan for playground equipment; Provide explanation of grey water system as applies to the pocket parks. C. Schools - check sentence structure for Para. 2.
3. Pedestrian Paths/Bike Trails A. Check spelling. B. Para. 9 All commercial areas

with ponding shall be lined to mitigate hydrocarbon absorption from sheet flow of the parking areas; all landscaping shall have a mosquito control plan; a water budget; low flow water use fixtures installed throughout the irrigation system; an effective weed barrier shall be installed as necessary.

4. Water Conservation, HOA A. Check spelling. B. In the Water Conservation section what is a CCR? Parks are required to have a mosquito control plan; a water budget; low flow water use fixtures installed throughout the irrigation system; Provide explanation of grey water system as applies to this section, an effective weed barrier shall be installed as necessary.

5. Commercial Dev. A. All commercial areas with ponding shall be lined to mitigate hydrocarbon absorption from sheet flow of the parking areas; all landscaping shall have a mosquito control plan; a water budget; low flow water use fixtures installed throughout the irrigation system; an effective weed barrier shall be installed as necessary. B. Sewer pre-treatment may be required. C. Commercial refuse containers shall have a vector control plan to mitigate flies and roach infestation.

6. Residential Lot A. Check spelling and paragraph number sequencing throughout. B. Para. 1 Questionable use of Studio on a residential lot. Para. 2 Restructure sentence as follows: "shall be hidden from public view." Para. 3 Yard landscaping is required to have low flow water use fixtures installed throughout the irrigation system and an effective weed barrier shall be installed as necessary. Para. 6. Home based businesses are a Zoning issue. Para. 7. Rentals are a Zoning issue. Para. 9. Temporary or portable structures used in conjunction with the construction of a structure shall have access to a drinking water source and a wastewater source that meets the most current Bernalillo County Ordinances. Para. 12 An engineer may be required to design ditch crossings for homeowners as stated in this paragraph.

7. Pocket Parks, Roof Top devices, SFD Lot height restrictions A. Para. 1 Pocket Parks are required to have a mosquito control plan; a water budget; low flow water use fixtures installed throughout the irrigation system; Provide explanation of grey water system as applies to this section, an effective weed barrier shall be installed as necessary. Para. 3 Rooftop Devices - Restructure sentence as follows: "Unless otherwise required by applicable building codes or this plan, no structure or device may be placed upon a rooftop unless the same is concealed or shall be hidden from public view." Para. 4 Single Family Lot Height Restrictions, questionable semantics on the use of Lot Height. Does the write mean structure height on a residential lot? If so, the 26' height listed contradicts with the next page, page 8 under Policy 21-1: The height of structures within the view area shall comply with the Comprehensive City Zoning Code, except that no structure shall exceed 40'0" in height.

8. Related Plans and Policies A. Check spelling, B. Albuquerque/Bern. Comp. Plan, Para. 3 area of coverage in the proposed plan contradicts acreage of the plan depicted elsewhere in this plan. C. Northwest Mesa Escarpment Plan, Policies listed contradict roof top devices and building heights listed elsewhere in this plan.

9. Proposed Land Use A. Check spelling. B. Appears that number of DU's and commercial activities lot sizes don't add up with acreage depicted on this page.

10. Existing Land Conditions Check spelling. No technical comments.

11. Pedestrian Transit Routes Check spelling. Pedestrian safety features shall be identified at intersections with vehicular traffic and at junctions on paths or trails with bicycle traffic. Animal waste handling and disposal plan for trails, paths, pocket parks and parks.

12. Walking Distance Check spelling. No technical comments.

13. Regional Transit Analysis Check spelling. No technical comments.

14. Surrounding Land Use Check spelling. No technical comments.

15. Proposed Drainage This is a preliminary plan and doesn't show connectivity with neighborhoods to the east.

16. Proposed Master Utility Plan This is a preliminary plan and doesn't show connectivity with neighborhoods to the east.

17. Proposed Streetscapes All landscaping shall have a mosquito control plan; a water budget; low flow water use fixtures installed throughout the irrigation system; an effective weed barrier shall be installed as necessary.

#### Zoning Administrator

Cursory review of the proposed standards shows consistency with current county standards for commercial and residential (R-1) development. No adverse comment at this time.

#### Zoning Enforcement:

Based on the above comments there is no adverse comments at this time.  
There are no zoning violations on the property.

#### Fire:

Upon the development of this project there will be a Fire protection plan submitted for approval for all residential and Commercial developments that is consistent with the current fire code under the International Fire Code 2006.

At this time there is no adverse comments DFM JAG

#### Public Works:

##### DRAN:

1. The site plan that was provided with this application does not show complete development. The drainage information provided is insufficient for review as a conceptual grading and drainage plan.



2. This property is subject to Bernalillo County Code Chapter 38, "Floods". A grading and drainage plan prepared an engineer licensed in the State of New Mexico and approved by Bernalillo County Public Works is required prior to any development, additional development, re-grading or re-surfacing of this property.

DRE:

1. The application lacks sufficient detail for a Planned Development Area designation under the - Special Use Permit provisions of the zone code. As related to BCPWD review for example, Section 18.C.5. requires a site plan and part g. requires that the site plan include proposed streets, alleys and easements with names and dimensions.

2. Please confirm that the present application is for the purpose of Master Plan only, and not PDA permitting, or provide an appropriate level of detail within the application, including lot layout and access.

3. A Traffic Impact Analysis will be required, including a phasing schedule for improvements. A TIA was submitted for a proposed residential subdivision in 2006 (PWTR 60001). This proposal differs significantly.

4. Please clarify the size of the subject area. The application acreage states that the site is 36.79 acres while text states 85 acres.

HYDRO:

Water Resource

1. No water and sewer utility provider has been identified. No master utility plan is provided. There is no statement of major utility improvements that will be needed to services this area (i.e. additional reservoirs, trunklines, expansions). Nor is there any indication of support or conditions of service from any utility provider. No estimate of additional water needed to serve residential development has been provided or stated. Insufficient water resource information is provided and the proposal is inadequate for review at this time.

2. The size of the proposed master plan cannot be determined. The application has stated sizes ranging from 36.8, 70, 80, 86, and in one place 120 acres. Please clarify.

3. If New Mexico Utilities is to be the intended provider, it will be necessary for applicant (at a summary level) to demonstrate that New Mexico Utilities possess sufficient water rights and physical capability (i.e. well capacity) to meet needs of its existing commitments and future demands of this subdivision.

4. If New Mexico Utilities is to be the intended provider, each subdivision request will require proof of sufficient water from New Mexico Utilities as required and/or allowed for requests within Bernallilo County Ordinances. At time of subdivision, applicant must specifically have New Mexico Utilities furnish a list of exiting commitments, existing production, record of water levels in existing wells and trends in such wells, well

construction information, pump test results (i.e hydrologic report) and show proof of sufficient water rights.

5.The Existing Land Conditions map indicates that "basalt outcropping... should be maintained whenever possible". Yet the park area (a very viable mechanism to preserve the outcropping" appears to encompass less than half of the outcrop area.

6. Applicants statement that roadways shall " create a view corridor" doesn't seem to match the proposed roadways or pedestrian transit plan compared with the designated favorable view locations, nor do pocket parks correspond well with such designated locations.

#### Water Conservation.

1. Water Conservation details appear to be lacking (which may be permissible at the conceptual level) - however, other master plans have provided at least "conceptual" drawings of techniques which may be utilized. To wit, "Each pocket park shall be designed to collect sorm water discharge for aquifer recharge where design allows". Given that htere are no preliminary flow estimates, nor any designation of pocket park size, it is not possible to evaluate the adequacy or intent of such statements.

2. A copy of the New Mexico Utilities ordinances regarding water conservation needs to be provided for staff review.

3. There is no indication of greywater source or how it is to be piped to the area and/or whether New Mexico Utilities is the intended provider.

4. There is no indication in the application of any unique water conservation efforts - stated design standards mearely satsify the existing Bernalillo County Water Conservation Ordinances regarding xeriscape requirements.

5. The proposed streetscapes does not address water conservation features such a curbcuts / treewells to promote rainwater harvesting for street trees or landscaping.

#### Stormwater Quality.

1. No water and sewer utility provider has been identified. No master utility plan is provided. There is no statement of major utility improvements that will be needed to services this area (i.e. additional reservoirs, trunklines, expansions). Nor is there any indication of support or conditions of service from any utility provider. No estimate of additional water needed to serve residential development has been provided or stated. Insufficient water resource information is provided and the proposal is inadequate for review at this time.

2. The size of the proposed master plan cannot be determined. The application has stated sizes ranging from 36.8, 70, 80, 86, and in one place 120 acres. Please clarify.

3. If New Mexico Utilities is to be the intended provider, it will be necessary for applicant (at a summary level) to demonstrate that New Mexico Utilities possess sufficient water rights and physical capability (i.e. well capacity) to meet needs of its existing commitments and future demands of this subdivision.
4. If New Mexico Utilities is to be the intended provider, each subdivision request will require proof of sufficient water from New Mexico Utilities as required and/or allowed for requests within Bernalillo County Ordinances. At time of subdivision, applicant must specifically have New Mexico Utilities furnish a list of existing commitments, existing production, record of water levels in existing wells and trends in such wells, well construction information, pump test results (i.e hydrologic report) and show proof of sufficient water rights.
5. The Existing Land Conditions map indicates that "basalt outcropping... should be maintained whenever possible". Yet the park area (a very viable mechanism to preserve the outcropping" appears to encompass less than half of the outcrop area.
6. Applicants statement that roadways shall " create a view corridor" doesn't seem to match the proposed roadways or pedestrian transit plan compared with the designated favorable view locations, nor do pocket parks correspond well with such designated locations.

Parks & Recreation:

1. The plan references the same parcel as both "open space" and "regional park". These terms are not synonymous; please be clear about the intent.
2. The text goes on to describe the regional park/open space as 2.5 acres and on another sheet it is 4.1 acres; please clarify the correct acreage.
3. It appears that a significant portion of the basalt outcropping is located within the proposed "regional park/open space". This feature will significantly limit the development of typical recreation facilities for the future residents of this area.
4. The transportation exhibit lacks any reference to the Long Range Bikeway System Map, adopted in June 2007. The Map proposes bike lane and trail for both Paseo del Norte and Paseo del Volcan East (del Oeste Blvd on the exhibits submitted for review). Also, it appears that the label Rainbow Blvd is in the wrong location on the transportation exhibit.
5. All bike lane and trail facilities shall be developed to County standards.

Sheriff's:

No comment received.

## COMMENTS FROM OTHER AGENCIES

### MRCOG:

Paseo del Norte is identified on the ITS Implementation Map as having fiberoptic cable and other ITS improvements installed in the 2030 MTP planning horizon. Coordination with County representative on the ITS Subcommittee is recommended.

MPO Project 560.1 "Paseo del Norte Corridor Study" has been included in the 2030 MTP. This study is not programmed in the 2008-2013 TIP, and so is not likely to be completed in the near term.

MPO Project 529.0 "Paseo del Norte Improvements-Westside" is a privately-funded project to reconstruct and widen Paseo del Norte from 2 lanes to 4, and add bike lanes and trail. Since this project is privately-funded, there is no programming information associated with it. Coordination with County Public Works is recommended to insure that infrastructure needs are met as development in the area proceeds.

For information purposes, Paseo del Norte has a functional classification of urban minor arterial.

### City Planning Department:

Diane Souder, Petroglyph National Monument should be contacted as soon as possible for National Park Service review and comment of this proposal because of its immediate adjacency to the Monument at the site's southeast end.

Design standards for pedestrian paths and amenities and for commercial development are vague and would benefit from specific dimensions and percentages.

What is the subject site's relation along it's southwestern portion to the five parcels between it and the Petroglyph National Monument? Vehicular, pedestrian and open space linkages are not evident from the PDA (High Density Residential) area southward towards the Monument.

The 1/4-mile radius relation of pedestrian paths to the regional park/open space does not accurately reflect walking distances - unless future residents will be traveling "as the crow flies" using jet packs or the like (Walking Distance Analysis).

Design regulations for subdivisions that discourage or prohibit isolated development and that require pedestrian and/or open space linkages between adjacent neighborhoods, amenities and commercial areas would benefit the proposal and it's walkability (Walking Distance Analysis sheet).

The submittal's attempt "to incorporate the intent of the" Volcano Heights Sector Development Plan (VHSDP) falls extremely short:

Location map showing relation to VHSDP is incorrect - site is shown north of Paseo del Norte, when it is actually south of Paseo del Norte (Governing Plans and Policies sheet).

The immediately adjacent Petroglyph National Monument and its mission drove many of the regulations of the VHSDP that recognize the unique status of the area which are intended to create integrated neighborhoods that respond appropriately to this valuable amenity with sensitive design standards. The Volcano Vista Master Plan submittal does not demonstrate this.

Discussion of and integration of the existing, natural environment into the proposed development areas is lacking, especially for the proposed Low Density Residential area (immediately adjacent to Petroglyph National Monument) and the Medium Density Residential area.

Pedestrian access from the development into the National Monument is not discussed, proposed or shown.

The VHSDP requires "development envelopes" to be established for low density residential lots in order to preserve natural vegetation and wildlife habitat at lot line boundaries. It does not appear that the Volcano Vista submittal addresses this issue.

The VHSDP includes special fencing and buffer requirements that facilitate wildlife habitat and corridors into and out of the Petroglyph National Monument. It does not appear that the Volcano Vista submittal addresses this issue.

The applicant may want to incorporate requirements, similar to those of the VHSDP, into the proposed master plan guidelines to create some design consistency with the adjacent VHSDP and the adjacent Petroglyph National Monument.

City Public Works:

Transportation Planning:

Transportation Development:

Any proposed development (Volcano Vista Master Plan) accessing/abutting COA roadway system and limits, will need to be coordinated with Tony Loyd (924-3994) for a pre-scoping meeting to determine design alternatives and impacts (TIS).

Albuquerque/Bernalillo County Water Utility Authority

I have no comments for the September CPC cases.

City Transit:

No comments received.

City Open Space:

Open Space Division Comments for Application #: ZSPR 80001  
to be heard before the CPC on September 3rd, 2008

1. Open Space will not accept developed flows
2. Applicant needs to clearly define what the common boundary along the Petroglyph National Monument would be.

- 3.Applicant needs to provide a detailed wall/fence design for the boundary with the Petroglyph National Monument.
- 4.There will be no access to the National Monument from the subdivision.
- 5.Applicant needs to define more clearly what the 40 foot "setback" from the Petroglyph National Monument will be. Is this an easement accessible to the public?
- 6.Will the basalt features described on the land features map be in a conservation easement or under similar protection?
- 7.The applicant needs to more clearly define land use and provide a more detailed site plan, especially with relationship to the Monument.
- 8.Is the low density residential contiguous with the National Monument boundary?
- 9.The high density areas of the development and the level of commercial development are inconsistent with the surrounding land use.
10. Is the 2.5 acre park public or private?
11. The information of drainage is extremely vague.
- 12.The applicant needs to define more clearly the location of pocket parks.

NM Department of Transportation

Case Number: ZSPR 80001

Case description: Special use permit development ? Special Use Permit for Volcano Vistas Master plan

Location: N/A, Albuquerque NM

Type of development (Residential/commercial): Mixed use development.

Possible Impacted NMDOT roadway(s): Paseo Del Norte and I-40

Departments Comments: Due to the size, and location of the development, the NMDOT would like to get the opportunity to review and comment on the Traffic Study that will be required for the development.

Albuquerque Public Schools:

ZSPR-80001 Volcano Vista Master Plan, is located on Paseo Del Norte Blvd NW and between Universe Blvd NW and Del Oeste Blvd NW. The owner of the above property requests a Special Use Permit for a Planned Development Area/Master Plan for 80 acres of land adjacent to the City of Albuquerque limits. The Plan is consistent with that of the Goals and Policies of the City of Albuquerque/Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Northwest Escarpment Plan and Bernalillo County Resolution 116-86. This development will consist of 277 high density dwelling units, 134 medium dwelling units, and 26 low density dwelling units. The development will also consist of 9.9 acres of Commercial/Office space, 9.2 acres of Heavy Commercial space, and 2.6 acres of Regional Park/Open Space. The residential portion of this plan will impact Ventana Ranch Elementary School, James Monroe Middle School, and Volcano Vista High School. Ventana Ranch Elementary School and James Monroe Middle School are exceeding capacity. Volcano Vista High School has excess capacity.

Loc. No	School	07/08 40th Day	07/08 Capacity	Space Available
264	Ventana Ranch	1523	750	-773
490	James Monroe	1519	1417	-102
575	Volcano Vista	482	750	268

Two new northwest elementary schools are planned to open in 2009. This will relieve overcrowding at Ventana Ranch Elementary School.

A new northwest middle school is planned to open in 2009. This will relieve overcrowding at James Monroe Middle School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- " Provide new capacity (long term solution)
  - o Construct new schools or additions
  - o Add portables
  - o Use of non-classroom spaces for temporary classrooms
  - o Lease facilities
  - o Use other public facilities
- " Improve facility efficiency (short term solution)
  - o Schedule Changes
    - " Double sessions
    - " Multi-track year-round
  - o Other
    - " Float teachers (flex schedule)
    - " Shift students to Schools with Capacity (short term solution)
- o Boundary Adjustments / Busing
- o Grade reconfiguration
- " Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

With the final development of each residential lot a Facilities Fee shall be paid to Albuquerque Public Schools consummate with the fee paid for individual lots developed within the City of Albuquerque.

#### PNM

Developer should meet with PNM for their electrical requirements.

#### AMAFCA

No objection to request for special use permit. Future grading and drainage plans should be coordinated with AMAFCA. This area is within the Piedras Marcadas Arroyo and Boca Negra Arroyo watersheds, both of which have drainage facilities with limited capacity downstream of the proposed development. The AMAFCA Board of Directors adopted the Boca Negra – Mariposa Arroyo Drainage Management Plan in May 2005.

COUNTY PLANNING COMMISSION  
SEPTEMBER 3, 2008  
SPR-80001

**NEIGHBORHOOD ASSOCIATIONS:**